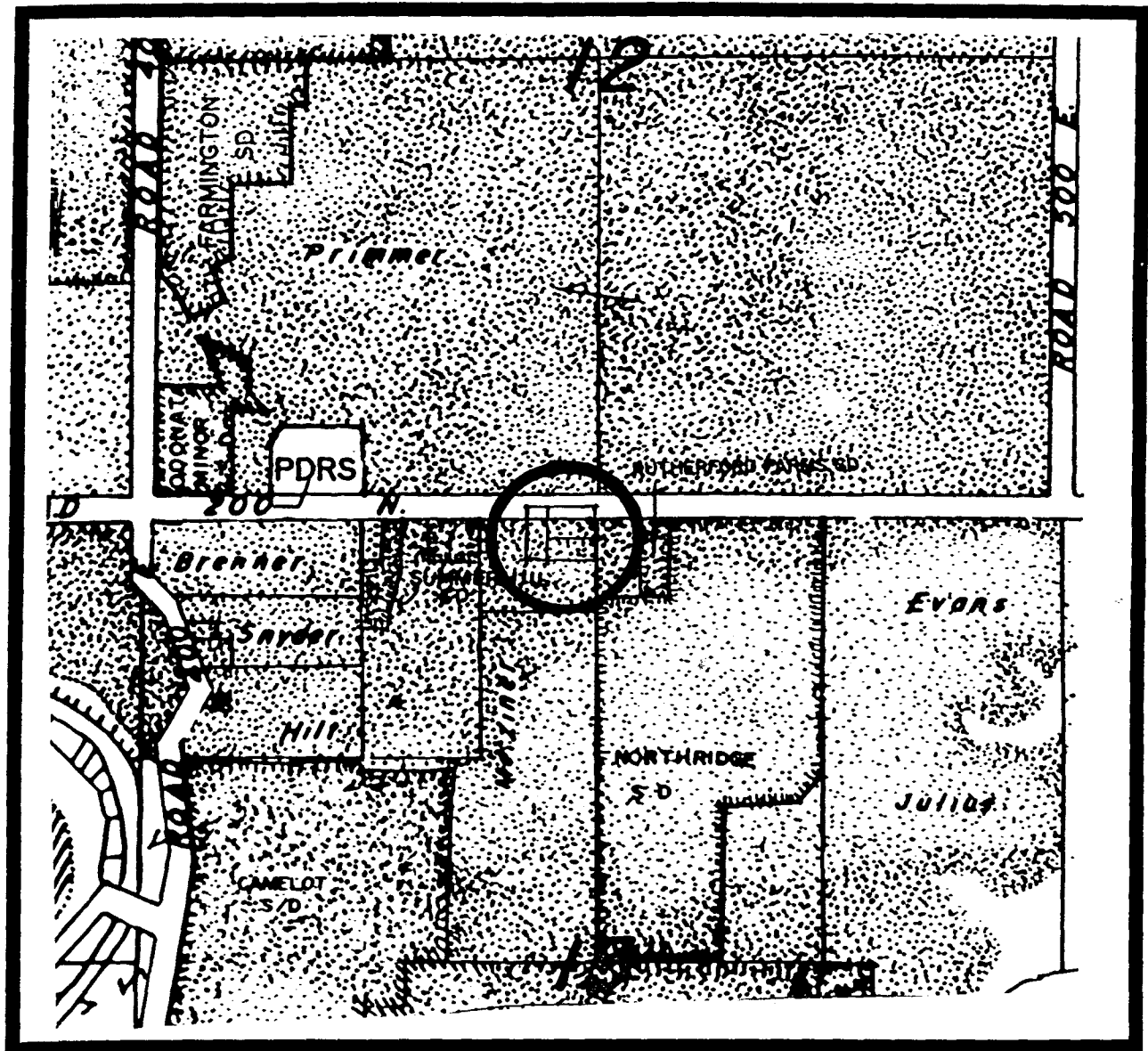

S-2765
CCR SUBDIVISION
Primary Approval Extension Request

STAFF REPORT
January 12, 2006

S-2765
CCR SUBDIVISION
(MAJOR-PRELIMINARY PLAT)



SCALE: 1"=1000'

S-2765
CCR SUBDIVISION
Primary Approval Extension Request

Staff Report
January 12, 2006

REQUEST MADE, PROPOSED USE, LOCATION:

The developer, Cathy Russell Rentals, Inc., is requesting a second 2-year extension of the conditional primary approval, originally granted January 20, 1999. Unless extended again, the first extension will expire on January 20, 2006. The plan is for a 3-lot single-family subdivision on 2.711 acres, and is located on the south side of CR 200 N, just west of Northridge Subdivision, in Fairfield 13(NW)23-4.

STAFF COMMENTS:

The initial primary approval for any subdivision is good for 5 years from the date being granted. Nothing has been submitted by the subdivider since that date. However, to the best of Staff's knowledge nothing about the site or any of the original requirements have changed necessitating a new review and/or approval by the Area Plan Commission.

STAFF RECOMMENDATION:

Approval, contingent on any applicable conditions of the original primary approval.

(The following are the original conditions for primary approval for S-2765.)

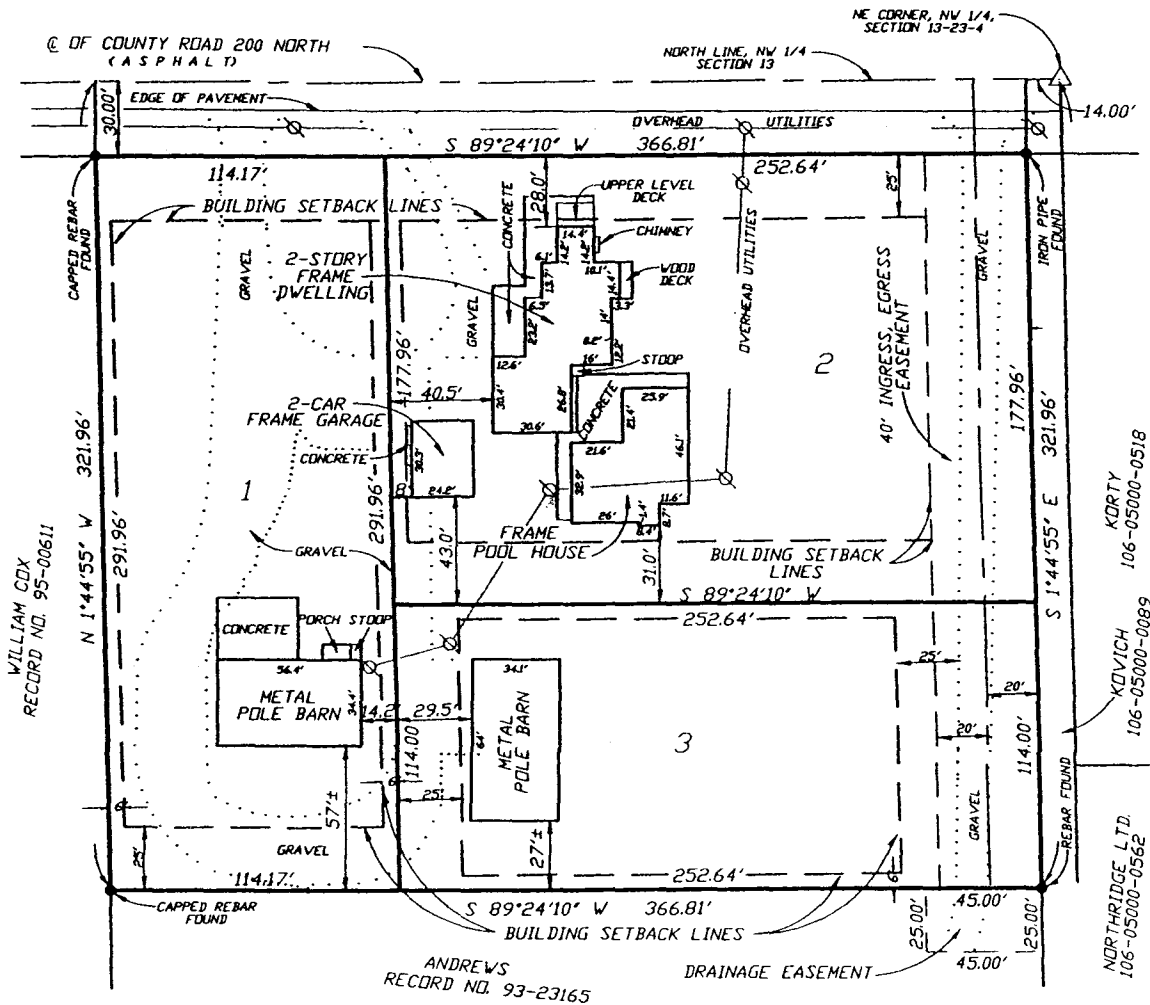
A. Variances

1. A variance to waive the required half-width road improvements for the frontage along CR 200 N.

B. Conditions

1. At the time of secondary approval, if there is a mortgage on this property, a release from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. A restriction shall be recorded in the subdivision covenants limiting the new home construction on both Lots 1 and 3 to single-family dwellings with no more than two bedrooms. Dens and bonus rooms meeting building code requirements for bedrooms shall also be considered bedrooms. This restriction shall be made enforceable by the County Health Department and irrevocable by the lot owners.
3. The street addresses and County Auditor's Key Number shall be shown on the final plat.

LOT #1 TOTAL AREA: 33,326 SQ. FT.
 LOT #2 TOTAL AREA: 44,951 SQ. FT.
 LOT #3 TOTAL AREA: 28,795 SQ. FT.



CCR SUBDIVISION PRELIMINARY PLAT

PART OF THE NW1/2 OF SECTION 13-23-4,
 FAIRFIELD TWP., TIPPECANOE COUNTY, INDIANA
 4427 E. 200 N., LAFAYETTE, INDIANA

VESTER & ASSOCIATES, INC.

309 COLUMBIA STREET, SUITE 101
 LAFAYETTE, INDIANA 47901
 PHONE (317)-742-6479

CAC/JCS

11/16/98
 PLAT DATA LACAD 197XEN 97080PAC.DWG

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DIG
BLIND



1-800-382-5544
 CALL TOLL FREE

1-800-428-5200
 FOR CALLS OUTSIDE OF INDIANA

SHEET 1 OF 2